

CITY OF AMARILLO §

Mr. Shaw stated that requiring the same standards in the ETJ and in City Limits may not be the best approach. He questioned whether alleys and curb and gutter are necessary in subdivisions with two or three acre lots? Would the same objective be met if the subdivision included strip paved streets with culverts? These questions have been sticking points for some developments

located in the ETJ. Mr. Shaw provided photos of several developments in the ETJ where platted lots, dedicated streets, and easements were developed. Directly adjacent to these subdivisions were parcels sold by metes and bounds, some without public access. Mr. Shaw pointed out that State Law requires a plat when any parcel of land is subdivided into two or more parts, so technically, lots sold by metes and bounds are illegally subdivided. However, it is difficult to enforce this regulation. Mr. Shaw noted there are checks and balances in place with addressing property (Building Safety Department), issuing septic permits (Environmental Health Department), and providing electricity (Xcel Energy). If a parcel of property isn't platted or doesn't meet State Law plat exemptions, then in many instances, the property owner doesn't receive an address, septic permit, or electricity until a plat has been approved.

A section within the Comprehensive Plan points out the need for larger rural or estate type development possibly with strip paved roads and culverts inside City Limits. Allowing such flexibility in the City Limits may reduce one-acre lot developments in the ETJ. At this time, City staff is working with County officials to create a set of standards for rural estate type lots.

c) Timing of Improvements

Mr. Shaw noted that timing of improvements is also problematic. He mentioned that developers could install improvements up front, sign an agreement for installation at a later date, or the City could install improvements and assess property owners. All options have a varying degree of problems associated with them. Currently, City staff work with property owners on a case-by-case basis.

ITEM 3: Public Forum: Comments from interested citizens on matters directly pertaining to City policies, programs or services

None.

Kelley Shaw
Planning Director